

# Service and Community Impact Assessment (SCIA)

## Front Sheet:

**Directorate and Service Area:**

Social and Community Services, Joint Commissioning

**What is being assessed:**

Development of Council owned land for care homes and extra care housing

**Responsible owner / senior officer:**

Kate Terroni, Deputy Director Joint Commissioning

**Date of assessment:**

October 2015

**Summary of judgement:**

The council is considering an option to adopt a policy that involves using its own land to develop specialist care homes for people with dementia and/or extra care housing (ECH). The purpose of this policy is to ensure that both services are developed to meet the needs that have been identified and to ensure that the care costs are reasonable due to the subsidy in the form of land.

This approach will enable the council to place people with dementia in care homes at a lower price, thus generating savings to the Council by not placing people in care homes at the full market rate. The contribution of Council owned land will effectively subsidise the revenue costs. The same applies to frail older people who benefit from Extra Care Homes. This will allow the council to make better provision of care homes for those who need it without taking money from other services.

## Detail of Assessment:

### Purpose of assessment:

The purpose of this assessment is to consider the impact of using council owned land for care homes and/or extra care housing. Where negative impacts are identified, mitigating action will show how these negative impacts can be reduced. Positive impacts are also highlighted.

This assessment fulfils the Council's requirements under Section 149 of the Equality Act 2010 as set out below.

Section 149 of the Equality Act 2010 ("the 2010 Act") imposes a duty on the Council to give due regard to three needs in exercising its functions. This proposal is such a function. The three needs are:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic, and those who do not.

Complying with section 149 may involve treating some people more favourably than others, but only to the extent that that does not amount to conduct which is otherwise unlawful under the new Act.

The need to advance equality of opportunity involves having due regard to the need to:

- remove or minimise disadvantages which are connected to a relevant protected characteristic and which are suffered by persons who share that characteristic,
- take steps to meet the needs of persons who share a relevant protected characteristic and which are different from the needs other people, and
- encourage those who share a relevant characteristic to take part in public life or in any other activity in which participation by such people is disproportionately low.
- take steps to meet the needs of disabled people which are different from the needs of people who are not disabled and include steps to take account of a person's disabilities.

The need to foster good relations between different groups involves having due regard to the need to tackle prejudice and promote understanding.

These protected characteristics are:

- age
- disability
- gender reassignment

- pregnancy and maternity
- race – this includes ethnic or national origins, colour or nationality
- religion or belief – this includes lack of belief
- sex
- sexual orientation
- marriage and civil partnership

## **Social Value**

Under the Public Services (Social Value Act) 2012 the Council also has an obligation to consider how the procurement of services contracts with a life value of more than £173,934<sup>1</sup> might improve the economic, social, and environmental well-being of the area affected by the proposed contract, and how it might act to secure this improvement. However, it is best practice to consider social value for all types of contracts, service delivery decisions and new/updated policies. In this context, 'policy' is a general term that could include a strategy, project or contract.

## **Context / Background:**

Oxfordshire County Council is continuing to face significant financial pressures, and the amount of savings required in the next few years will require widespread and fundamental organisational change.

The market position statements for both [care homes](#) and [Extra Care Housing](#) identified that the council intends to reduce its use of care homes and will instead develop alternatives, particularly Extra Care Housing. The council recognises that it will still need to purchase specialist care home places, particularly for dementia.

## **Proposals:**

The option being assessed involves the council using its own land to develop specialist care homes for people with dementia, as well as more Extra Care Housing. The purpose of this policy is to ensure that both forms of provision are developed to meet the needs that have been identified and to ensure that the care costs are reasonable due to the subsidy in the form of land. It is not proposed that the council will provide 'in house' care homes or Extra Care Housing and the intention is to use a development agent to develop the sites and to commission the care services from the independent sector.

This approach will enable the council to place people in both services at a more cost effective price, thus generating savings to the council by not placing people in care homes at the full market rate. The contribution of council owned land will effectively subsidise the revenue costs and generate savings in the region of £1.5m. The

<sup>11</sup> [EC Procurement Threshold for Services](#)

council will be able to invest that money into offering an improved service on what we currently receive from the private market.

### **Evidence / Intelligence:**

The development of this option has been informed by the market position statements for care homes and for extra care housing. These show how the council intends to move away from placing people in standard care homes and instead use a combination of extra care housing and specialist care homes.

An overview of demand for care homes and Extra Care Housing in the latest market position statement (September & March 2014) shows the following:

- An estimated 24,000 older people in the county are significantly limited in how they live their lives. 1,587 (7%) of these people are supported by the local authority in a care home and 2,100 (9%) self-fund a care home placement. The rest receive home support, informal care, or purchase their support through a direct payment. 8,800 (37%) have a potential need who could come forward and ask for care.
- The number of older people living in Oxfordshire will rise by 23% and the number of people over 85 will rise by nearly 40% in the next 10 years.
- People with disabilities will live for longer, often with more complex needs.
- It is estimated that the gender balance of older people is forecast to remain constant with 55% of over 65 s being female.
- The number of people with dementia is forecast to increase by 28% from 7,800 in 2012 to 10,000 in 2020.
- The number of people over 90 with dementia is forecast to rise by 48% in the same period - from 1,736 to 2,565.
- There is a current demand for 2,700 Extra Care Housing units and this will increase to a need for 4,500 flats (a 60% increase) by 2026.
- As the population changes in size and need so the demand for social care increases.

### **Alternatives considered / rejected:**

The alternative is to rely on the market to deliver the specialist care homes required by the Council. Although the council will continue to make specialist care home placements in the private market it needs to ensure greater reliability of supply at a reasonable cost.

With the projected increase in demand for specialist care home placements predicted by 2020, the current model of buying placements through the private market will not be able to deliver the quantity and quality of placements needed within the council's budgetary constraints.

## Impact Assessment:

We assess the impact of decisions on any relevant community, but with particular emphasis on:

- Groups that share the nine protected characteristics
  - age
  - disability
  - gender reassignment
  - pregnancy and maternity
  - race – this includes ethnic or national origins, colour or nationality
  - religion or belief – this includes lack of belief
  - sex
  - sexual orientation
  - marriage and civil partnership
- Rural communities
- Areas of deprivation

We also assess the impact on:

- Staff
- Other council services
- Other providers of council services
- Any other element which is relevant to the policy or proposed service change
- How it might improve the economic, social, and environmental of the area affected by the contract **if** the Public Services (Social Value) Act 2012 applies

<b>Impact on Individuals and Communities:</b>
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### Impact on people with protected characteristics:

There is minimal disproportional impact on people with the protected characteristics of age, disability, gender reassignment, pregnancy & maternity, race, religion, sex, sexual orientation, marriage & civil partnership because access to and placements in these facilities would be based on assessed, eligible need for care and support and not on any other characteristics.

As the developments would cater primarily to older people and create more capacity for the care of older people and those with dementia, it can be said that this development would have a net positive impact on this protected group.

<b>Risk</b>	<b>Mitigation</b>
The land could be sold and used for a mixed development for sale for families as well as affordable housing. This would represent the loss of an opportunity to provide much needed capacity for these services and negatively affect older people.	The City/District Council have a duty to meet all housing needs and their Strategic Housing Market Assessments have identified developments for all these needs and groups.

## Rural communities and areas of deprivation

Risk	Mitigation
There may already be a high concentration of older people in the area where the care homes and Extra Care Housing are developed. This may impact on the community by putting increased pressure on local services, such as health or transport, in that area.	Ensure that people already living in these communities can access the care homes and Extra Care Housing whilst avoiding developments where there is already adequate local supply.

### Impact on Staff:

There are no identified risks for council staff.

### Impact on other council services:

There are no identified risks for other council services.

### Impact on providers:

Risk	Mitigation
The private market may receive less business from the council.	The private market will have business from self- funders, in the context of increasing demand for services.
These types of developments will increase the demand for care workers at a time when there are already insufficient care workers.	A workforce strategy intended to increase the care workforce is already in place.

### Social Value

***If the Public Services (Social Value) Act 2012 applies to this proposal, please summarise here how you have considered how the contract might improve the economic, social, and environmental well-being of the relevant area.***

#### **How might the proposal improve the economic well-being of the relevant area?**

The care home and Extra Care Housing may provide a community hub for other older people living in the community with dementia.

#### **How might the proposal improve the environmental well-being of the relevant area?**

Both forms of development will be carried out to high environmental standards as required by current Development Control planning policies.

**Action plan:**

<b>Action</b>	<b>By When</b>	<b>Person responsible</b>
Decision on whether this policy will be adopted	February 2016	Council Members
A business case for the use of land for care homes needs to be development similar to the one already used for ECH	February 2016	Commissioning lead
Review and update the SCIA	February 2016	Commissioning lead

**Monitoring and review:**

This Service and Community Impact Assessment will be reviewed in February 2016 following the development of the business case for using Council owned land for care home developments.

**Person responsible for assessment:** Commissioning Manager

Version	Date	Notes (eg Initial draft, amended following consultation)
Version 1	October 2015	Initial draft